

April 26, 2007

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

PROJECT: **Purdue Research Park, Phase 3, Part 1, Lot 1**
CBBEL Project No. 02-038 (GF)

DEVELOPER/OWNER: **Purdue Research Foundation**

LOCATION: **40° 28' 07" Latitude**
-86° 55' 51" Longitude

RECOMMENDATION: **Final Approval with Conditions**

The applicant proposes to construct a building with associated parking and drives on Lot 1 of the Purdue Research Park, Phase III, Part 1. The 2.2 acre site, located on the north side of Kalberer Road, just east of Kent Avenue, currently drains to the north to the Baker-Dempsey Regulated Drain. After development, the site will continue to drain to the Baker-Dempsey Regulated Drain. An existing detention facility was constructed as part of Phase II, Part II of the Purdue Research Park. This detention facility will be used on an interim basis for the subject development. As development occurs in Phase III, it is proposed that an equal amount of acreage in Phase II, Part II will remain undeveloped so that the detention facility will have capacity. There are currently 17 acres undeveloped in Phase II, Part II. The applicant is planning a more detailed study of the entire Purdue Research Park area in the near future, and will coordinate this study with the Tippecanoe County Surveyor's Office. This project is located within the city of West Lafayette.

Based on submitted information, it appears that the subject development outlets to the Baker-Dempsey Regulated Drain. It appears that the storm sewer outfall for the development will potentially encroach into the regulated drain easement. The project site is located within the city of West Lafayette, and is not located within a 305(b) Priority Watershed.

After a review of the submitted information, CBBEL recommends final approval of the stormwater management plan with the following conditions:

Variances/Encroachments

The applicant must coordinate the potential Baker-Dempsey Regulated Drain encroachment with the Tippecanoe County Surveyor's Office. This potential encroachment will also require final approval from the Tippecanoe County Drainage Board.

Stormwater Quantity

1. Since the project site is located within the city of West Lafayette, CBBEL conducted a review only of the stormwater quantity impacts on Tippecanoe County regulated drains. The applicant must obtain approval from the city of West Lafayette Engineer's Office for the proposed stormwater management plan.

2. The project plans and the Drainage Report should note the acreage of the site that discharges to the Baker-Dempsey Regulated Drain in the existing condition and the acreage and amount of road right-of-way that will discharge to the Baker-Dempsey Regulated Drain in the developed condition.
3. The applicant should submit background information for the file that details the location and design of the existing regional detention facility that was constructed with Phase II, Part II of the Purdue Research Park.
4. The applicant should label the Baker-Dempsey Regulated Drain and the associated regulated drain easement on the constructions plans.

Stormwater Quality

Since the project site is located within the city of West Lafayette, CBBEL did not conduct a review of the Stormwater Pollution Prevention plan (SWPPP). The applicant must obtain approval from the city of West Lafayette Engineer's Office for the proposed SWPPP.

General Conditions

1. The applicant must present the project at the Tippecanoe County Drainage Board meeting for the project to be considered for approval.
2. The applicant must pay any final drainage review fees per Ordinance 2005-04-CM and submit a letter to the County Surveyor's Office stating that these fees will be paid.
3. All listed issues must be completely addressed before final plan approval and sign-off will be granted by the County Surveyor's Office.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: The Schneider Corporation

DWE/sdb

M02-038GF.DOC